

## ENCROACHMENT LICENSE

Portland Avenue  
T01S R11W Sec 25AA Lot #10200

THIS LICENSE, given by the County of Tillamook, Oregon, entitles David Gass and Ami Gass ("Licensee"), to certain limited, described uses of a portion of the public right-of-way on Portland Avenue which abuts the Licensee's property and is described below.

1. **PERMITTED USE:** By this license, the County of Tillamook grants to the Licensee the right to use the subject portion of right-of-way for the permanent installation of structural tiebacks required as part of a permitted road approach accessing Portland Avenue public right-of-way adjacent to the property stated above, and for no other use.
2. **TERM:** This license shall be valid for a period of one calendar year and shall renew automatically if not revoked in accordance with the provisions of this License.
3. **SUBJECT PROPERTY:** The subject property is a platted 20 ft public right of way known as Portland Avenue adjacent to T01S R11W Sec 25AA Lot #10200. Area described on Figure 1, incorporated by reference herein.
4. **COUNTY'S RIGHTS:**
  - 4.1 If at any time, the County requires any improvement in the right-of-way or any lawful utility company requires use of the right of way in accordance with state law, Licensee shall remove, at their sole expense, and within thirty (30) days of receipt of written notice to do so from the County, or such lawful utility company, the permitted structure or other improvements placed on the right-of-way by Licensee which might impede the opening of the subject property for lawful use.
  - 4.2 The County may also elect to revoke this license for any purpose upon written notice to the Licensee. Upon receipt of such notice, Licensee shall remove, at their sole expense, and within Sixty (60) days of receipt of said written notice, the permitted structure that extends on to the subject property.

4.3 The opening, improvement, acceptance, or use of the right-of-way as an improved public road or its use by a lawful utility company or the revocation of this license for any reason shall not give rise to an action or suit for damages by the Licensee.

5. **LICENSEE AGREES:**

5.1 This License does not allow or permit the use of the subject property in violation of Tillamook County's land use laws and regulations. Licensee is responsible to obtain all necessary building permits and land use approvals from the Department of Community Development prior to this License coming into effect.

5.2 It is specifically agreed by the Licensee that, if the granting, improvement, acceptance, or revocation of this license by the County occurs, any violations by the Licensee of the land use regulations of any government caused by the loss of use of the structure shall be the responsibility of the Licensee and shall take such action as may then be required by relevant laws and land use regulations without cost to Tillamook County.

5.3 The Licensee accepts responsibility for the care and maintenance of the structure that extends on to the subject property, and all of Licensee's improvements thereon. Licensee agrees to indemnify, defend and hold the County, its officers, directors, employees, and authorized representatives harmless from and against any and all claims, suits, liabilities, or expenses (including, without limitation, attorney's fees) that may be asserted against the County arising out of Licensee's possession, use or maintenance of the structure. Structure area is further described in Figure 1, incorporated by reference herein.

6. **TERMINATION:** This license shall automatically terminate upon the sale or transfer of Licensee's property bordering the described public right-of-way.

7. **WAIVER:** Licensee expressly waives any implied easement or right of use that may accrue due to the use of the above described property, except as specifically stated in this agreement.





## Tillamook County Public Works

503 Marolf Loop Road, Tillamook, OR 97141

County Road Phone: 503-842-3419

Solid Waste Phone: 503-815-3975

Fax: 503-842-6473

Email: [pubwks@co.tillamook.or.us](mailto:pubwks@co.tillamook.or.us)

TTY Oregon Relay Service

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## PETITION FOR ENCROACHMENT LICENSE PUBLIC WORKS STAFF REPORT

**Date: July 18<sup>th</sup>, 2022**

Report Prepared by: Jasper Lind, Engineering Technician  
For Chris Laity, P.E., Director

### **I. GENERAL INFORMATION**

- Request: Petition to issue an Encroachment License for the installation of helical tiebacks into the Portland Avenue road base. These are a vital component of an engineered retaining wall proposed for construction on private property downhill of the roadway.
- License Location: A specific portion of the 20 foot wide public right of way abutting tax lots #10200 & #10201 located within the community of Oceanside and shown in tax map T01S R11W Sec. 25AA. Details as described in the attached design documents.
- Petitioner: The petitioners are the owners in fee title of the above mentioned tax lot as identified in the attached request letter.

### **II. APPLICABLE STATUTES / ORDINANCES:**

- 1) ORS 368.256 County Road Statute - Creation of a road Hazard
- 2) ORS 374.305 Permission to Build on Rights of Ways
- 3) ORS 374.310 State Permitting Rules
- 4) ORS 811.105 Oregon Basic Rule
- 5) County Road "Right of Way Encroachment Policy" initiated under the authority of ORS 374.310

### **III. REVIEW:**

#### **1. County Jurisdictions**

There is an engineer designed retaining wall proposed for construction on private property adjacent the Portland Avenue Right of Way. Helical tiebacks are the only component of the design that is within the public right of way. The portion located within private property boundaries is under the jurisdiction of the Department of Community Development (DCD). The engineered designs have been reviewed and approved by DCD. The portion built within the right of way (tiebacks) is under the jurisdiction of Tillamook County Public Works (TCPW). The County Engineer has reviewed the structural calculations as well as the geotechnical report and found that the engineered design provides a net benefit to the Portland Avenue Right of Way.

## 2. Clear Zone / Crash Hazards

A clear zone is an area of unobstructed roadside that allows drivers to safely stop or regain control of a vehicle that has left the roadway. Crash hazards are any non-breakaway object within the roadway or clear zone that has a height of greater than 4 inches. The helical tiebacks will be installed into the road base and will not directly affect the road surface. However, they are a component of an engineered retaining wall (on private property) which will result in an improved clear zone available to the traveling public.

## 3. Utilities

Local utilities have been contacted through OUNCall, as well as through direct communication. No unique conflicts exist beyond the standard work environment.

## IV. CONCLUSION AND RECOMMENDATIONS:

- 1) Tillamook County Engineering staff has reviewed the subject, the supporting documents, and visited the site.
- 2) The subject portion of the Portland Avenue Right of Way is directly abutting tax lots #10200 & 10201.
- 3) The expressed intent of the Petitioner is to install helical tiebacks into the road base within a portion of the public right of way as described in their petition letter, exhibits, and TCPW Permits.
- 4) Engineering staff recommends **Approval** of this Encroachment License with the following conditions:
  - a) Approval of this petition for an encroachment license in no way relieves the affected properties, their heirs or assigns, from easements or encumbrances not identified herein.
  - b) It is the sole responsibility of the property owners to maintain, repair, or replace the tiebacks as necessary. This responsibility will run with the property.
  - c) All fees associated with professional services, document preparation and public recording are to be the sole responsibility of the petitioners. Any design changes must be approved through TCPW in writing.
  - d) Final as-builts are to be completed and submitted to TCPW upon completion of construction.
  - e) Should this encroachment be deemed to be a future hazard to public safety, County reserves the right to revoke this license under conditions described in the license agreement.

## V. EXHIBIT LIST:

1. Letter from property owners
2. Project design sheets
3. Maps and location images
4. Approved related road approach and non-utility permits

**Exhibit 1**

To: Board of Commissioners

From: Olson Group Architects - Applicant  
Dave and Ami Gass – Owners

Date: July 6, 2022

Re: Consideration of Right of Way Encroachment for Residential Building Project.  
Property location: Tax lots 10200 & 10201,  
T.1s. R.11w. Sec. 25, W.M., Oceanside, Oregon

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Dear Commissioners,

This letter is to request endorsement of our attached plan regarding construction of a tie back shoring wall. This wall will have helical pier tiebacks that will reside within the right of way adjacent to our property. This request is part of an extensive design process we have undertaken to build a home on Portland Avenue.

This site has been designated as a potential geologic hazard area and we have consulted with Tillamook County, structural engineers, as well as geotechnical engineers to create a solution that creates increased safety for the homes above and below our site. This proposed design greatly improves slope stability and is a benefit to the entire community.

**Additional Considerations and information:**

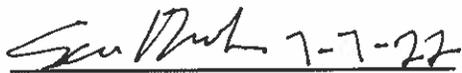
- Our proposal presents no known road maintenance issues
- We understand the difficulties this lot proposes and are willing to take all the appropriate measures to ensure the safety of the community.
- The attached plan has been reviewed by the structural engineer, geotechnical engineer and the architect. We have also been granted conditional approval by Tillamook County.
- Site clearing and placement of helical anchors is estimated to begin in early August and be completed by late September.

We feel like this project is a benefit to the community. It creates a more stable slope and provides safety for all homes in the surrounding area. Thank you for your consideration. We look forward to hearing from you.

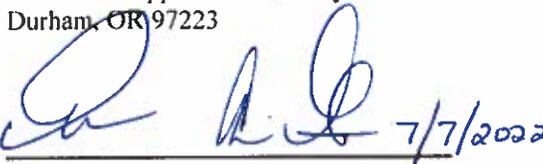
  
Signature Date

  
Signature Date

**Contractor:**  
Grove Development INC.  
3151 NE Sandy BLVD. Suite #100  
Portland, OR. 97225

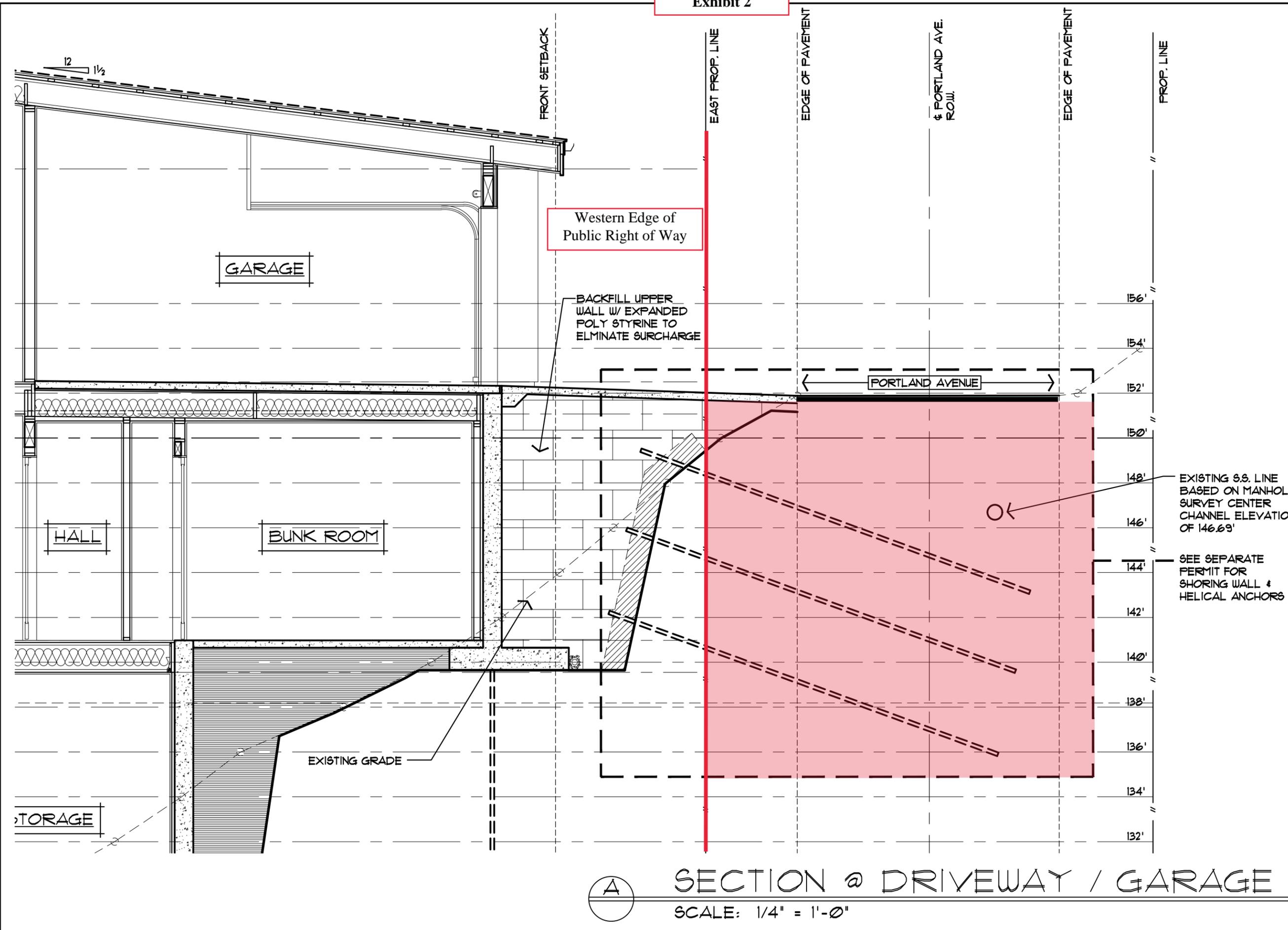
  
Signature Date

**Architect:**  
Olson Group Architects  
17150 SW Upper Boones Ferry Rd.  
Durham, OR 97223

  
Signature Date

**Excavation and helical anchor installation:**  
Scott Dahme Construction  
17803 SWBelton Rd.  
Sherwood, OR. 97140

**Owner:**  
David and Ami Gass  
16518 164<sup>th</sup> Ave.  
Woodinville, WA. 98072



TAX LOTS 10200-10201  
OCEANSIDE, OREGON

**SURVEY:**  
PIONEER DESIGN GROUP, INC.  
3020 SW WASHINGTON SQUARE RD.  
SUITE 110  
PORTLAND, OR 97223  
(503) 643-8286

**CONTRACTOR:**  
GROVE DEVELOPMENT, INC.  
6500 SW BEAVERTON- HILLSDALE  
HWY. 93  
PORTLAND, OR 97225  
(503) 783-3299  
CCB# 12964

**STRUCTURAL ENGINEER:**  
SHERMAN ENGINEERING INC.  
3151 NE SANDY BLVD., SUITE 400  
PORTLAND, OR  
(503) 230-8816

**GEO-TECHNICAL ENGINEER:**  
REDMOND GEOTECHNICAL SERVICE  
P.O. BOX 20541  
PORTLAND, OR 97294  
(503) 288-0598  
(503) 286-1116 (FAX)

EXISTING S.S. LINE  
BASED ON MANHOLE  
SURVEY CENTER  
CHANNEL ELEVATION  
OF 146.69'

SEE SEPARATE  
PERMIT FOR  
SHORING WALL &  
HELICAL ANCHORS

A

SECTION @ DRIVEWAY / GARAGE

SCALE: 1/4" = 1'-0"

REVISED:
DATED 5/17/21
DRAWN BTM
CHECKED
SECTION



NEW NON-UTILITY FACILITIES WITHIN A PUBLIC RIGHT-OF-WAY FOR:

TAX LOTS 10200-10201  
 OCEANSIDE, OREGON

**SURVEY:**  
 PIONEER DESIGN GROUP, INC.  
 9020 SW WASHINGTON SQUARE RD.  
 SUITE 170  
 PORTLAND, OR 97223  
 (503) 643-8286

**CONTRACTOR:**  
 GROVE DEVELOPMENT, INC.  
 6500 SW BEAVERTON- HILLSDALE HWY. #3  
 PORTLAND, OR 97225  
 (503) 793-3299  
 CCB# 12964

**STRUCTURAL ENGINEER:**  
 SHERMAN ENGINEERING INC.  
 3151 NE SANDY BLVD., SUITE #100  
 PORTLAND, OR  
 (503) 230-8876

**GEO-TECHNICAL ENGINEER:**  
 REDMOND GEOTECHNICAL SERVICE  
 P.O. BOX 20541  
 PORTLAND, OR 97294  
 (503) 285-0598  
 (503) 286-7176 (FAX)

REVISED:

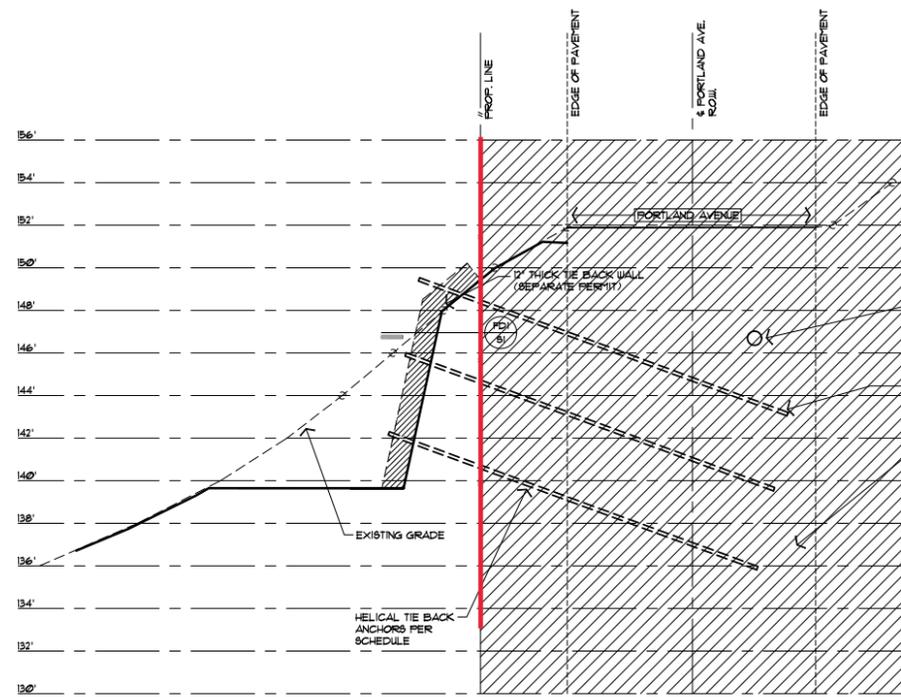
DATED 6/1/2022

DRAWN B.T.M.

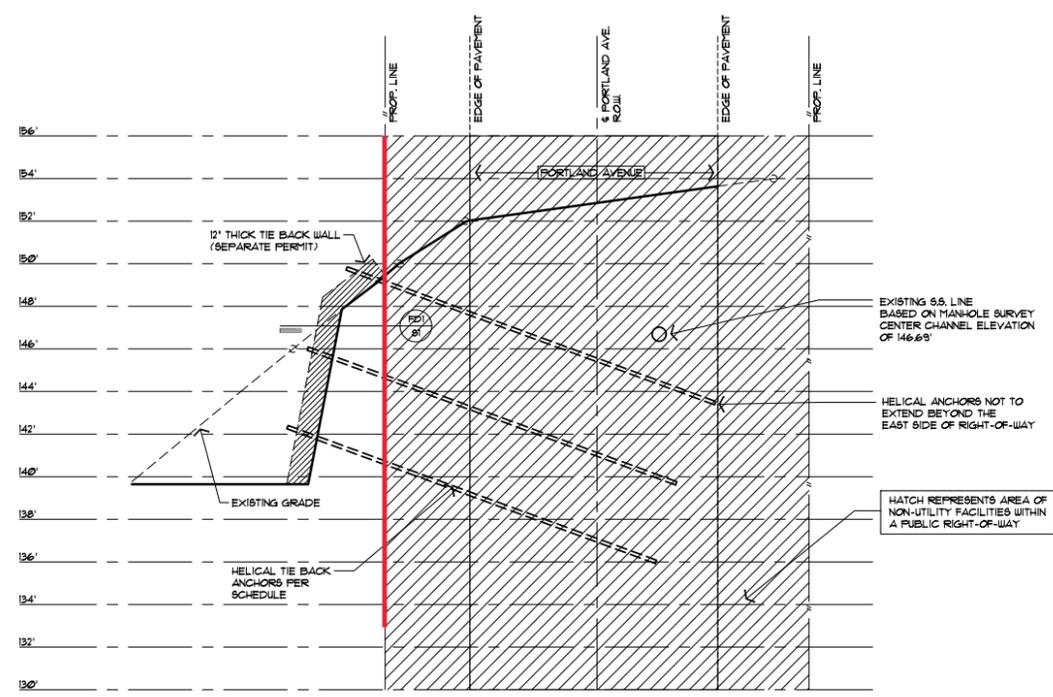
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SECTIONS

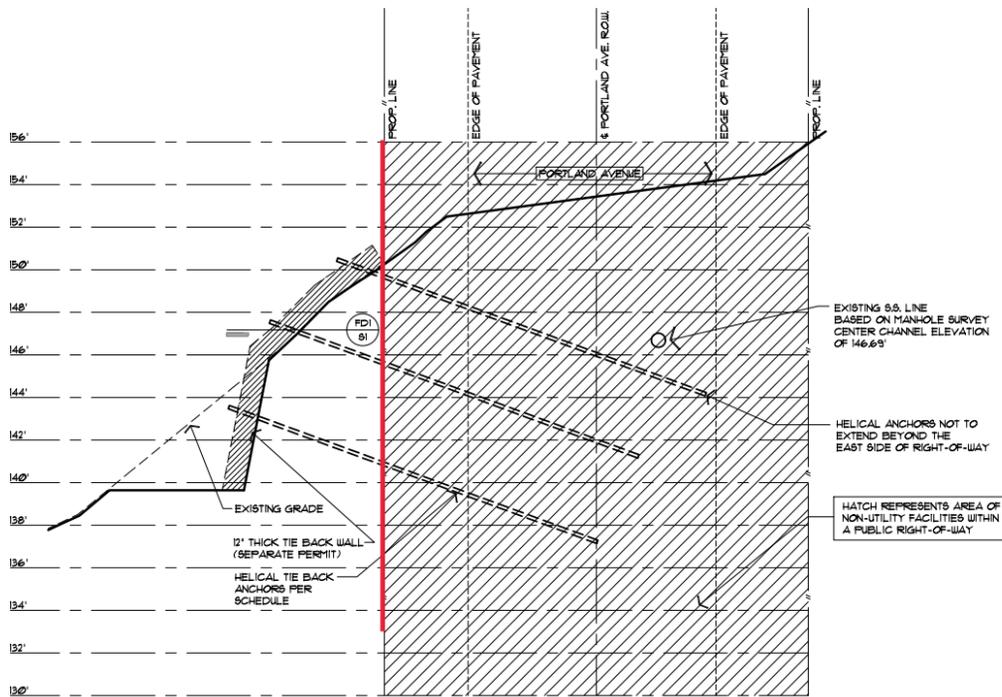
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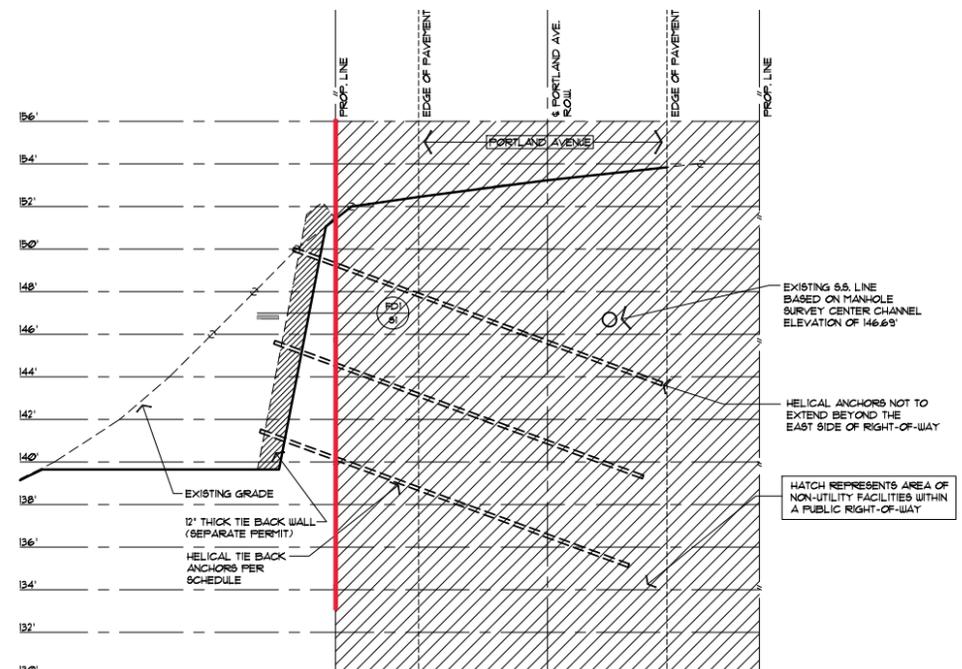
**A** SECTION  
 SCALE: 1/4" = 1'-0"



**B** SECTION  
 SCALE: 1/4" = 1'-0"



**C** SECTION  
 SCALE: 1/4" = 1'-0"



**D** SECTION  
 SCALE: 1/4" = 1'-0"

**HELICAL ANCHORS - MACLEAN DIXIE (SEE BELOW)**

MARK	BATTER ANGLE	DESIGN LOAD	CAPACITY & LENGTH	DETAIL
	20 DEGREES TO HORIZONTAL	22,500# TENSION	30,000# 25 FT EMBED	FDI

**HELICAL ANCHOR NOTES:**  
 CONTRACTOR IS TO SUPPLY ANCHOR, INSTALLATION AND TESTING EQUIPMENT. TORQUE IS TO BE MEASURED DURING INSTALLATION OF EACH HELICAL ANCHOR. A MINIMUM TORQUE OF 4,500 FT-LBS SHOULD BE OBTAINED FOR THE FINAL 5- FEET OF INSTALLATION.

ANCHORS SHALL BE MACLEAN-DIXIE:  
 VERTICAL ANCHORS ARE IN COMPRESSION = 2-1/8" DIAMETER ROUND SHAFT  
 BATTERED ANCHORS ARE IN TENSION = 2-1/8" DIAMETER SHAFT.

HELICAL ANCHORS SHALL HAVE A DOUBLE 3/8" THICK HELIX CONFIGURATION COMPRISED OF BOTH 8" DIAMETER AND 10" DIAMETER HELICES BASED ON THE ICC EVALUATION SERVICES REPORT NO. ERS-3032 DATED APRIL 1, 2011 FOR MACLEAN-DIXIE HELICAL FOUNDATION SYSTEMS. ANCHORS SHALL BE HOT-DIPPED GALVANIZED FOR PERMANENT INSTALLATION PROTECTION.

ANTICIPATED INSTALLATION DEPTHS OF APPROXIMATELY 25, 20 & 15 FEET BELOW THE SURFACE TO DEVELOP THE REQUIRED. ACTUAL CAPACITIES WILL BE VERIFIED BY LOAD TESTING. TESTING FREQUENCY SHALL BE 100% OF TENSION ANCHORS AND 25% OF COMPRESSION ANCHORS.

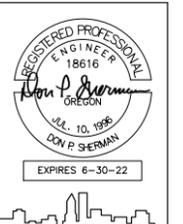
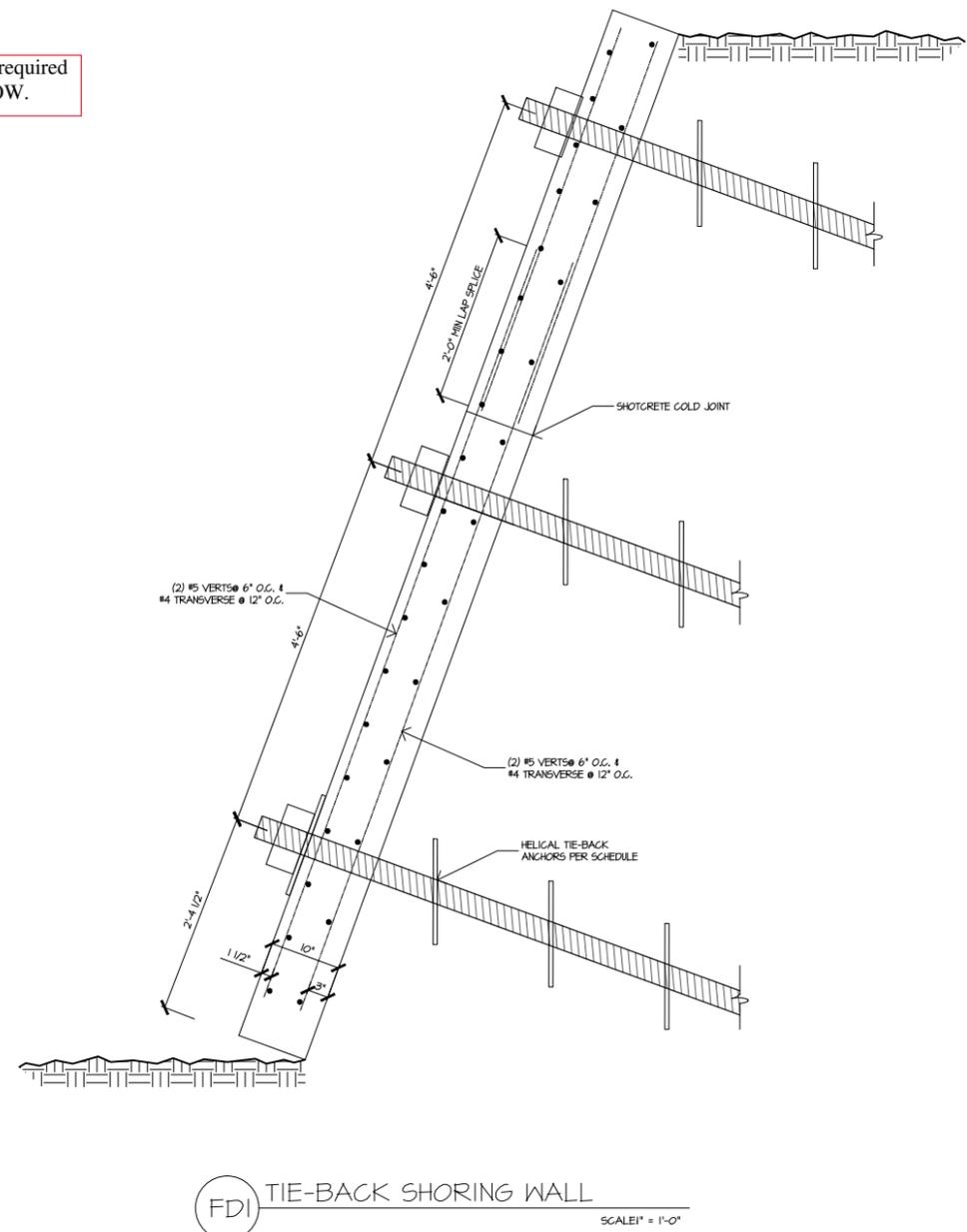
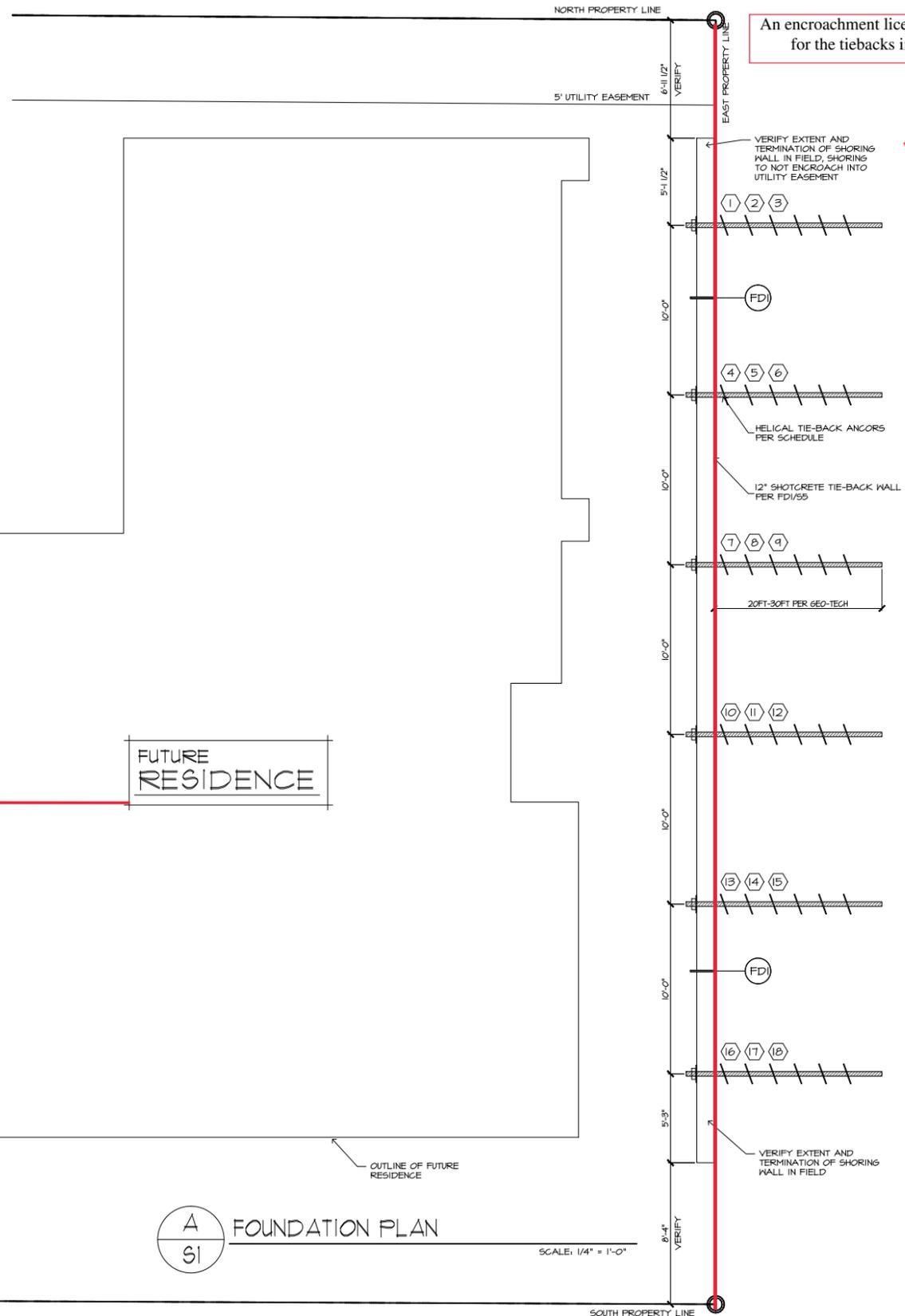
SPACING SHALL NOT BE LESS THAN 60 INCHES WITHOUT A REDUCTION IN CAPACITIES.

TESTING OF ANCHORS SHALL START WITH THE FIRST INSTALLED ANCHOR IN COMPRESSION AND ONE ANCHOR IN TENSION TO CONFIRM THE PROPOSED CAPACITY PRIOR TO INSTALLING ADDITIONAL ANCHORS. THE ANCHOR SHALL BE PROOF TESTED TO AT LEAST 150 PERCENT OF THE DESIGN LOAD (DL) OF 20 KIPS (30 KIPS TEST LOAD). TESTING SHALL BE COMPRESSION FOR THE VERTICAL ANCHORS AND IN TENSION (8 KIPS) FOR THE BATTERED ANCHORS. BOTH TESTS SHALL MEET THE FOLLOWING ACCEPTANCE CRITERIA:

ANCHOR TESTING SHALL FOLLOW LOAD INTERVALS OF -  
 AL, 0.25 DL, 0.50 DL, 0.75 DL, 1.00 DL, 1.25 DL, 1.5 DL.

PROOF TEST READINGS SHALL BE TAKEN IMMEDIATELY AFTER READING EACH LOAD INCREMENT, EXCEPT AT 1.00 DL, 1.25 DL, AND 1.5 DL. ALL INCREMENTS, READINGS SHALL BE TAKEN AT 1, 2, 3, 4, 5, 6, AND 10 MINUTES. IF THE TOTAL CREEP MOVEMENT EXCEEDS 0.040 INCHES BETWEEN 1 AND 10 MINUTES, THEN THE TEST LOAD SHALL BE MAINTAINED FOR AN ADDITIONAL 50 MINUTES, WITH RECORDINGS AT 20, 30, 40, 50 AND 60 MINUTES. TOTAL CREEP BETWEEN 6-60 MINUTE INTERVALS SHALL NOT EXCEED 0.08 INCHES. MAXIMUM TOLERABLE DISPLACEMENT SHALL BE 1/8" @ 1.00 DL.

BASED ON RESULTS OF ANCHOR TESTING, HELICAL ANCHORS MAY NEED TO BE INSTALLED DEEPER TO ACHIEVE THE 20 KIP DESIGN LOAD.



3151 NE SANDY BLVD.  
 SUITE 100  
 PORTLAND, OR 97232

P: (503) 230-8876

JOBS@SHERMANENGINEERS.COM

**REVISIONS**

1	---
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PROJECT #  
 P22-0006

PROJECT ADDRESS  
 PORTLAND ST  
 OCEANSIDE, OR  
 TILLAMOOK CO

PROJECT TITLE  
 TAX LOTS 10200 & 10201  
 NEW SHORING WALL  
 FOR:  
 OLSON GROUP ARCHITECTS

STRUCTURAL NOTES  
 MAY 11, 2022

**S1**  
 OF -



NEW NON-UTILITY FACILITIES  
 WITHIN A PUBLIC RIGHT-OF-WAY  
 RIGHT-OF-WAY FOR:

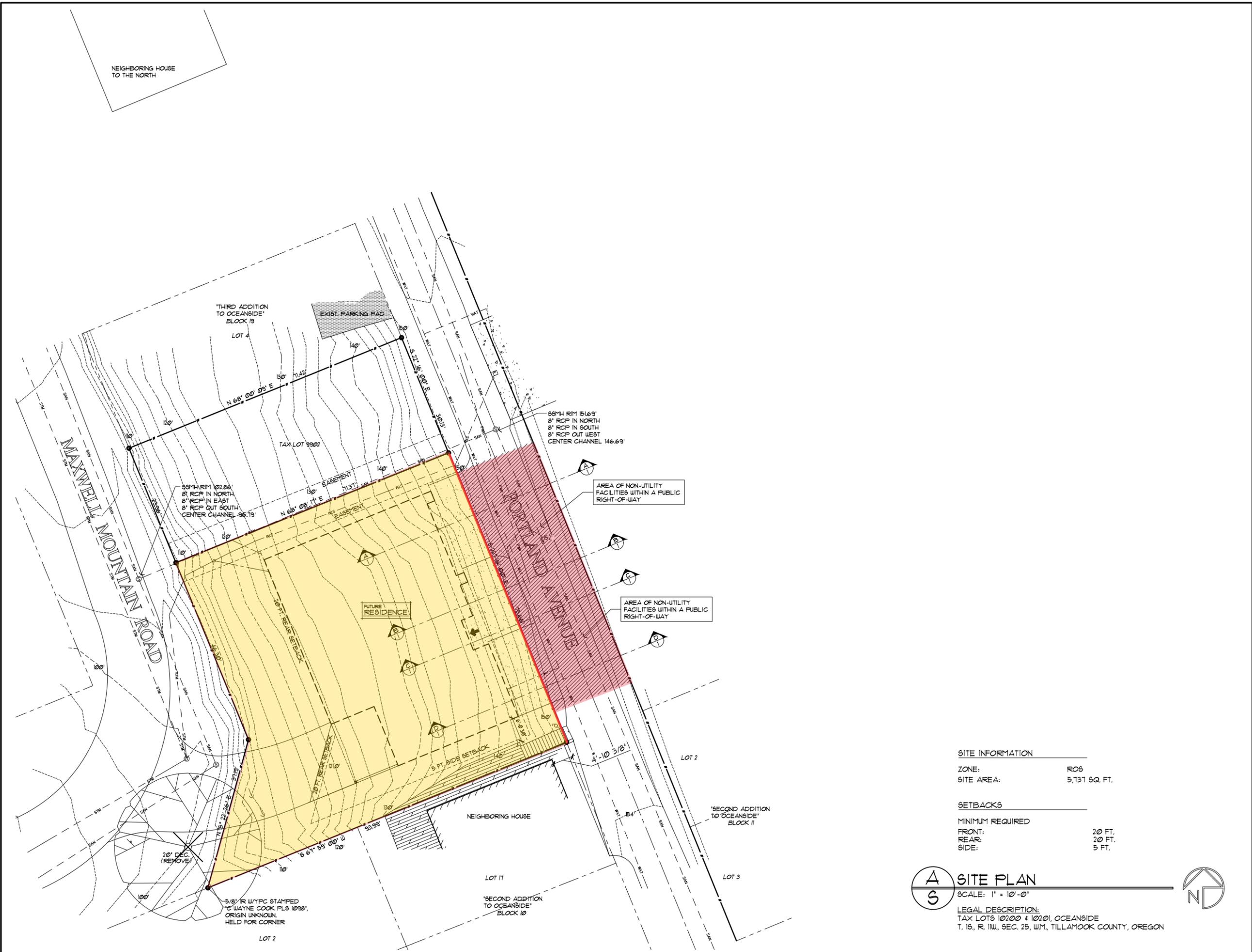
TAX LOTS 10200-10201  
 OCEANSIDE, OREGON

**SURVEY:**  
 PIONEER DESIGN GROUP, INC.  
 9020 SW WASHINGTON SQUARE RD.  
 SUITE 110  
 PORTLAND, OR 97223  
 (503) 643-8286

**CONTRACTOR:**  
 GROVE DEVELOPMENT, INC.  
 6500 SW BEAVERTON- HILLSDALE  
 HWY. #3  
 PORTLAND, OR 97225  
 (503) 193-3299  
 CCB# 12964

**STRUCTURAL ENGINEER:**  
 SHERMAN ENGINEERING INC.  
 3151 NE SANDY BLVD., SUITE #100  
 PORTLAND, OR  
 (503) 230-8816

**GEO-TECHNICAL ENGINEER:**  
 REDMOND GEOTECHNICAL SERVICE  
 P.O. BOX 20541  
 PORTLAND, OR 97294  
 (503) 285-0598  
 (503) 286-1116 (FAX)



**SITE INFORMATION**

ZONE:	RO6
SITE AREA:	5,131 SQ. FT.

**SETBACKS**

MINIMUM REQUIRED	
FRONT:	20 FT.
REAR:	20 FT.
SIDE:	5 FT.

**A SITE PLAN**  
 S SCALE: 1" = 10'-0"  
 LEGAL DESCRIPTION:  
 TAX LOTS 10200 & 10201, OCEANSIDE  
 T. 1S, R. 11W, SEC. 25, WM, TILLAMOOK COUNTY, OREGON

REVISED:

DATED 6/1/2022

DRAWN B.T.M.

CHECKED

SITE PLAN



EXHIBIT 3



01S11W25AA  
OCEANSIDE

Ti-7-103

SEE MAP 1S 10W 30BC

2200  
1.04 AC.

12700

6700

6600  
0.13 AC.

2400  
0.29 AC.

2700

2800

2900

3000

3100

3200

3300

3400 OS

3800

4000

4100

4200

4201

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4401

4402

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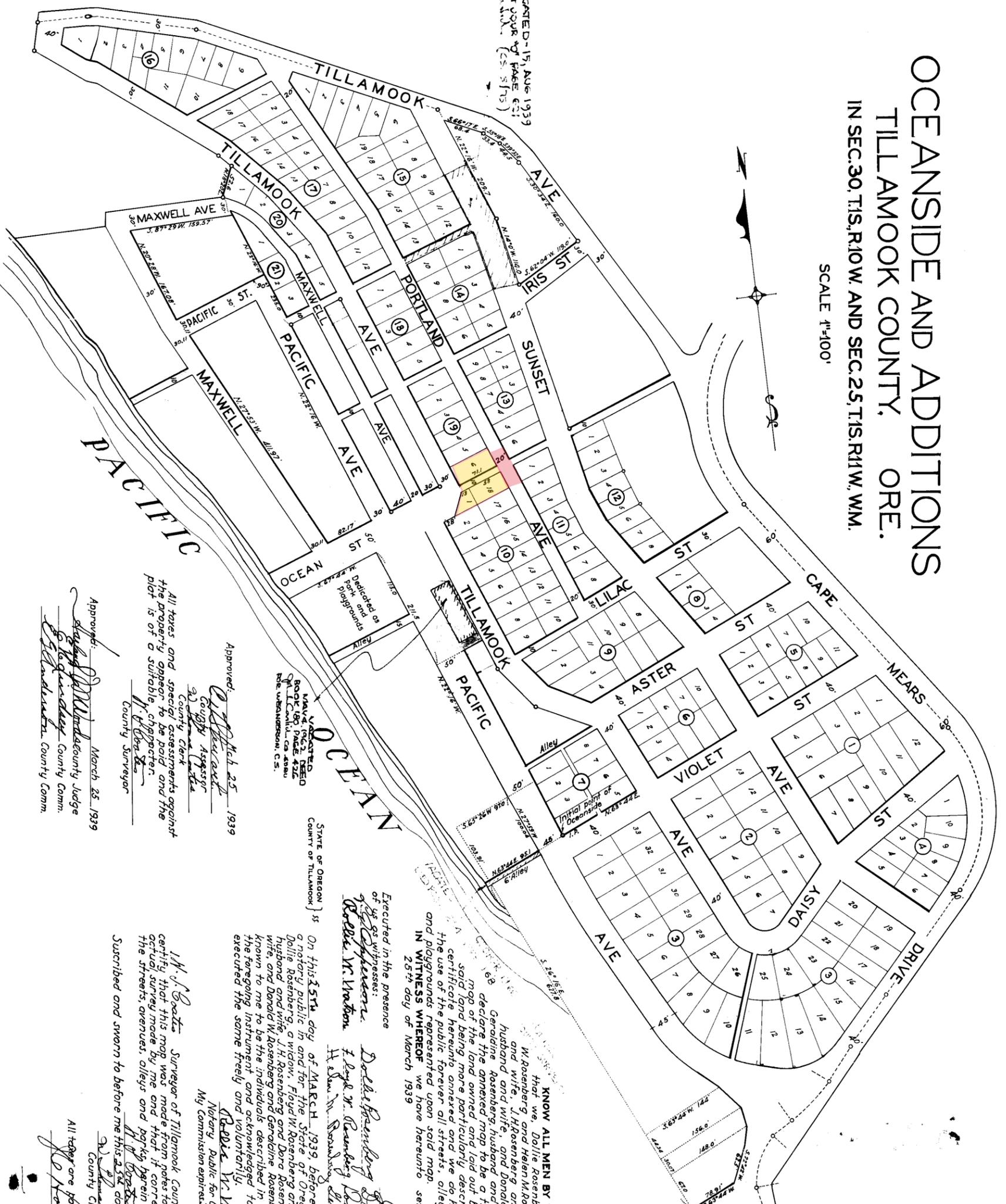
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# OCEANSIDE AND ADDITIONS TILLAMOOK COUNTY, ORE. IN SEC. 30, T1S, R10W AND SEC. 25, T1S, R11W, WM.

SCALE 1"=100'



VACATED-15, Aug. 1939  
DO NOT COPY YOUR COPY OF PAGE 621  
FOR THE RECORD (25-5115)

Approved: *[Signature]* March 25, 1939  
County Assessor  
County Clerk  
County Surveyor

All taxes and special assessments against the property appear to be paid and the plat is of a suitable character.

Approved: *[Signature]* March 25, 1939  
County Assessor  
County Clerk  
County Surveyor

VACATED  
WAVE, (SEC. 2, DEED  
BOOK 189, PAGE 426  
M.T. C. 111, CA 4840  
FOR WASHINGTON, C.S.)

STATE OF OREGON  
COUNTY OF TILLAMOOK

Executed in the presence  
of us as witnesses:  
*[Signatures]*  
Doris Rosenberg, Dora Rosenberg,  
Irene Rosenberg, Donald Rosenberg,  
Helen M. Rosenberg, Llewellyn Rosenberg.

KNOW ALL MEN BY THESE PRESENTS,  
that we, Dollie Rosenberg, widow, Floyd  
W. Rosenberg, and Helen M. Rosenberg, husband  
and wife, I. H. Rosenberg and Dora Rosenberg,  
husband and wife, J. H. Rosenberg and  
Geroldine Rosenberg, husband and wife do hereby  
declare the annexed map to be a true and correct  
map of the land owned and laid out by us in Oceanside,  
said land being more particularly described in the engineer's  
certificate herewith annexed and we do hereby dedicate to  
the use of the public forever all streets, alleys, highways, parks  
and playgrounds represented upon said map.  
IN WITNESS WHEREOF we have hereunto set our hands this  
25th day of March 1939

On this 25th day of MARCH, 1939, before me the undersigned,  
a notary public in and for the State of Oregon, appeared,  
Dollie Rosenberg, a widow, Floyd W. Rosenberg and Helen M. Rosenberg,  
husband and wife, I. H. Rosenberg and Dora Rosenberg, husband and  
wife, and Donald W. Rosenberg and Geroldine Rosenberg, husband and wife,  
known to me to be the individuals described in and who executed  
the foregoing instrument and acknowledged to me that they  
executed the same freely and voluntarily.

W. J. Boats, Surveyor of Tillamook County do hereby  
certify that this map was made from notes taken during an  
actual survey made by me and that it correctly represents  
the streets, avenues, alleys and parky herein shown.

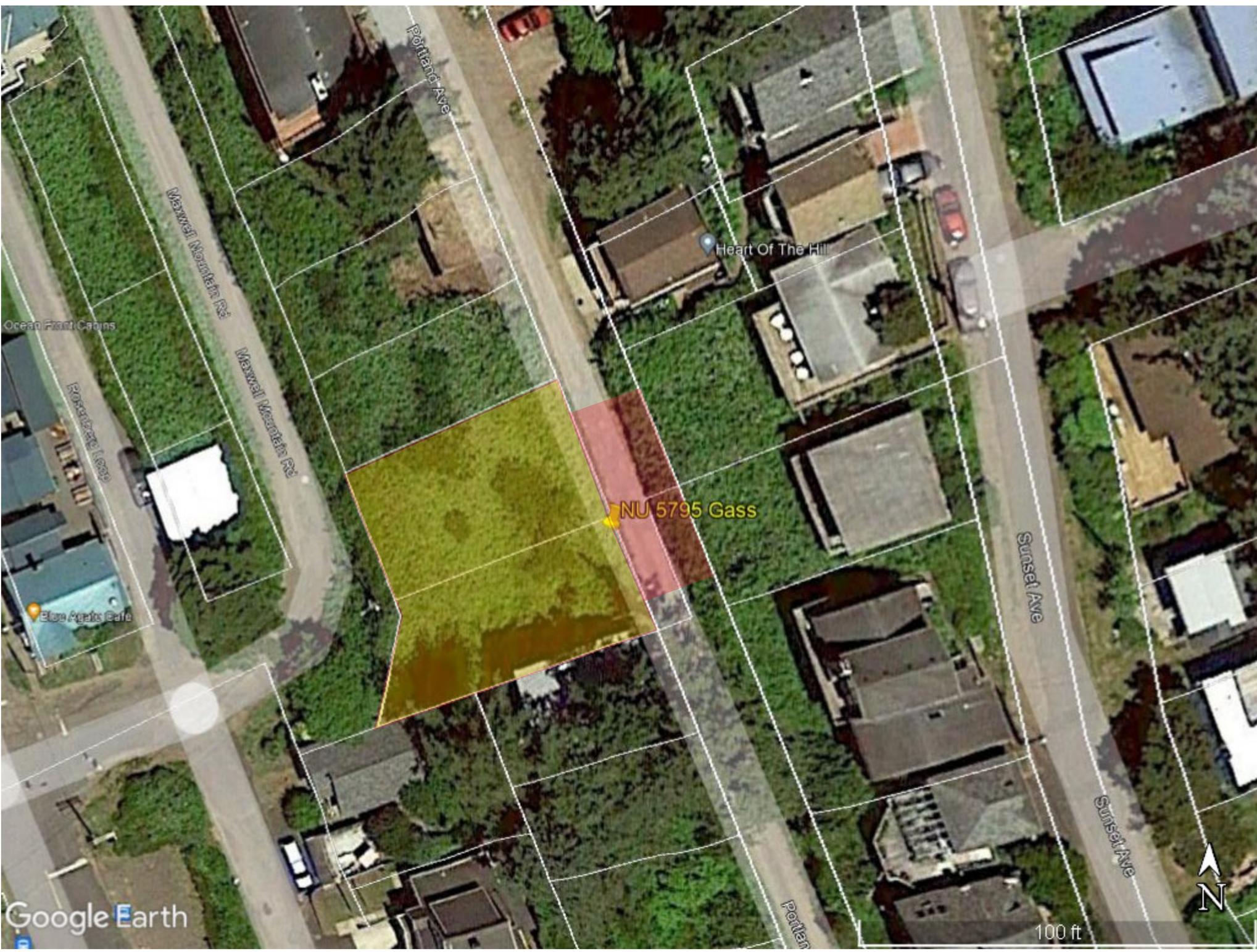
Subscribed and sworn to before me this 25th day of March 1939

*[Signature]*  
County Clerk

All taxes are paid in full  
*[Signature]*  
County Clerk

C-126 B 4as

C-126



Portland Ave

Maxwell Mountain Rd

Maxwell Mountain Rd

Ocean Front Cabins

Brazzaville Lodge

Blue Apple Cafe

Heart Of The Hill

NU 5795 Gass

Sunsel Ave

Sunsel Ave

Portland

Google Earth

100 ft





2022. 6.22 10:11



2022. 6.22 10:12



2022. 6.22 10:12

Tillamook County

PUBLIC WORKS DEPARTMENT

503 Marolf Loop Road  
Tillamook, Oregon 97141  
Roads (503) 842-3419  
Solid Waste (503) 815-3975  
FAX (503) 842-6473  
Email: [pubwks@co.tillamook.or.us](mailto:pubwks@co.tillamook.or.us)  
TTY Oregon Relay Service



*Land of Cheese, Trees and Ocean Breeze*

July 6<sup>th</sup>, 2022

David & Ami Gass  
6518 104<sup>th</sup> Avenue  
Woodinville, WA 98072

RE: Non-Utility Permit #5795  
Portland Avenue - Oceanside; Tillamook County Road #843  
T01S R11W Sec. 25AA, Tax Lot #10200

Dear David and Ami:

Tillamook County Engineering staff review of your Non-Utility Permit Application and a field site evaluation is complete with the following conclusion.

The intent of this permit is to provide authorization to install helical tiebacks into the road base to support a retaining wall on private property as detailed in the plans you provided. This is made necessary by both the steep terrain and the narrow (20') right of way. Design for components within private property have been reviewed and approved by Tillamook County Department of Community Development. Design for components within public right of way have been reviewed and approved by Tillamook County Engineer and Public Works Staff. The application received identifies Scott Dahme Construction Inc as the contractor planned to provide the materials and labor to complete the work.

By this reference your application materials are incorporated into this permit.

Non-Utility permit #5795 is **Approved** as describe above with the following conditions:

1. **An Encroachment License Petition for this nonstandard use of public right of way must submitted to County Board of Commissioners and be approved by said board in writing.**
2. This permit is for work performed in the public right of way of as noted above. By the issuing of this permit Tillamook County in no way authorizes the occupation of private land adjacent to the public right of way. Any occupation of private land requires approval of the subject property owner.
3. The applicant and their contractor mutually agree to fully indemnify, save harmless and defend Tillamook County, its commissioners, officers, employees and contractors from and against all claims and actions and all expenses incidental to the investigation and defense thereof, made or brought by any person, firm or corporation, based upon or arising directly or indirectly out of damages or injuries to their persons or their property, caused in whole or in part by acts of commission or omission of their agents, employees, or licensees in connection with the work performed pursuant to this permit. Furthermore, applicant and their contractor agree to promptly repair, at their sole expense, any damage to county property occasioned by their placement of the work referred to herein.

4. Traffic control in all county Rights of Way shall be as indicated in the Manual on Uniform Traffic Control Devices (M.U.T.C.D.) for work in the Public Right of Ways under County jurisdiction.
5. There shall be a copy of this permit on the job site while work is in progress.

As the permit holder it is your responsibility to coordinate with all utilities and the O.U.N.C. as noted below.

Please notify me 48 hours prior to commencing the project and within 48 hours after the project is complete to establish the maintenance agreement start date.

Please contact this office if the job can not be done according to permit requirements.

IT IS YOUR RESPONSIBILITY AS THE PERMITTEE TO ARRANGE FOR ANY NECESSARY UTILITY LOCATES PRIOR TO EXCAVATION.

***ATTENTION: 2007 Oregon Revised Statutes Chapter 757, requires you to follow rules adopted by the Oregon Utility Notification Center (OUNC). Those rules are set forth in Oregon Administration Rules Chapter 952, Division 1. You may obtain copies of the rules by calling 811 or logging on to the O.U.N.C. website at <http://www.digsafelyoregon.com/>***

The site will be inspected for restoration and clean up upon completion. There is a one-year maintenance responsibility that will start after field inspection and acceptance of restoration. If you have questions regarding this permit approval or are ready for field inspection, please feel free to contact or leave a message for me at 503.842.3419 Monday thru Friday 8:00 a.m. to 4:30 p.m. or the direct line to my desk is 503.842.2032 ext. 3110.

Sincerely,



Jasper Lind  
Engineering Technician

Cc: Sarah Absher, and Sheila Shomaker, Department Of Community Development, by email  
Scott Dahme, Contractor, by email  
Curt Olson, Architect, by email

Application Permit No. NU 5795

Road No. 843

**TILLAMOOK COUNTY UTILITY PERMIT APPLICATION FOR NON-UTILITY FACILITIES WITHIN A PUBLIC RIGHT-OF-WAY ORDINANCE #28**

PLEASE PRINT

Dave & Ami Gass  
(Landowner/Utility Agency Name)

16518 164<sup>th</sup> AVE. NE  
(Address)

503-209-7514  
(Telephone No.)

Woodinville, WA 98072  
(City)

dave.gass@Pcg.com  
Email Address

The Applicant hereby applies to install the following facilities upon the right-of-way of HELICAL ANCHOR TIE BACKS BELOW GRADE ELEVATION EXISTING SANITARY SEWER

From Mile Post or Street Address ENTIRE FRONTAGE OF TAX LOTS 10200 + 10201 ALONG  
to Mile Post or Street Address PORTLAND AVE. OCEANSIDE.

Project location/start \_\_\_\_\_ feet (N S E W) from intersection \_\_\_\_\_

Proposed utility facility location NA. \_\_\_\_\_ fee (N S E W) from centerline.

As show in on the plan attached hereto and by this reference made a part of this permit.

*PLAN SHALL SHOW DISTANCES TO EXISTING PROPERTY PINS, MANHOLES, CENTERLINE OF ROAD AND EDGE OF ASPHALT*

**TAX LOT DESCRIPTION**

Township 15 Range 11W West, W.M. SEC. 25 Tax Lot 10200 & 10201

The permit is for the construction, operation and maintenance of the following type of utility:

*All activities allowed by this permit are subject to the "REGULATIONS FOR UTILITIES in Tillamook County Public Road Right-of-Way (Ordinance #28)", which by this reference are made a part of this permit*

**APPLICANT NOTE THAT UTILITIES REGULATIONS REQUIRES REMOVAL OF FACILITY UPON WRITTEN NOTICE FROM TILLAMOOK COUNTY TO REMOVE THE UTILITY FACILITY (Section 17).**

[Signature] 6/3/2022  
Landowner/Agency Signature and Date

DAVID GASS - AMI GASS  
PRINT Landowner/Agency Name

**CONSTRUCTION MATERIAL INFORMATION**

Diameter and Type of Pipe/Material to be used \_\_\_\_\_  
Length \_\_\_\_\_

Backfill Material Proposed \_\_\_\_\_  
PLANS MUST SHOW LOCATION AND DISTANCES FROM EXISTING PROPERTY PINS, MANHOLES, CENTERLINE OF ROAD AND/OR EDGE OF ASPHALT).

**CONTRACTOR INFORMATION**

CONTRACTOR NAME SCOTT DAHME CONSTRUCTION INC.

ADDRESS P.O. BOX 1389

CITY SHERWOOD STATE OR ZIP 97140 PHONE 503-784-4909

SCOTTDIGS@ATT.NET  
EMAIL ADDRESS

All activities allowed by this permit are subject to the "REGULATIONS FOR UTILITIES in Tillamook County Public Road Rights-of-Way (Ordinance #28)", which by this reference are made a part of this permit.

[Signature] 6-1-2022

Contractor Signature and Date

Utility Agency Signature and Date

PROPOSED PROJECT START DATE

6.25.22

**CERTIFICATE OF INSURANCE FOR WORKING IN ROAD RIGHT-OF-WAY**

ALL CONTRACTORS OR UTILITY AGENCIES SHALL HAVE ON FILE A CERTIFICATE OF INSURANCE NAMING TILLAMOOK COUNTY AS CERTIFICATE HOLDER.

ON FILE WITH TILLAMOOK COUNTY YES

**SPECIAL PROVISIONS TO BE COMPLETED BY COUNTY ROAD DEPARTMENT**

1. A performance bond in the amount of \$ \_\_\_\_\_ shall be required prior to the issuing of this permit.
2. A certificate of liability insurance has been verified.  
\_\_\_\_\_ YES \_\_\_\_\_ NO
3. Trenching, plowing, boring or tunneling parallel to the roadway shall be at least \_\_\_\_\_ feet from the edge of pavement.
4. Open cutting of paved or surfaced portion of the highway is [ ] is not [ ] permitted.
5. Asphaltic concrete patches shall be \_\_\_\_\_ inches in compacted depth \_\_\_\_\_.  
lift(s). Asphalt patch to be completed by CONTRACTOR: \_\_\_\_\_  
DATE TO BE COMPLETED BY: \_\_\_\_\_
6. Phone No. of person responsible for traffic control \_\_\_\_\_.
7. Maintenance of construction area for all new installations is the responsibility of the utility agency for one year after completion. Project completed \_\_\_\_\_, as notified by agency.

FIRST INSPECTION DATE \_\_\_\_\_ INSPECTION BY \_\_\_\_\_

FINAL INSPECTION DATE \_\_\_\_\_ INSPECTION BY \_\_\_\_\_

PERMIT # NU 5795

8. Letter or requirements attached. YES \_\_\_\_\_ NO \_\_\_\_\_.

[Signature]  
Public Works Administrator Signature of Permit Approval

07/06/2022  
Date

**PUBLIC WORKS DEPARTMENT**



503 Marolf Loop Road  
Tillamook, Oregon 97141  
Roads (503) 842-3419  
Solid Waste (503) 815-3975  
FAX (503) 842-6473  
Email: [pubwks@co.tillamook.or.us](mailto:pubwks@co.tillamook.or.us)  
TTY Oregon Relay Service

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*Land of Cheese, Trees and Ocean Breeze*

June 6th, 2022

Dave & Ami Gass  
6518 104<sup>th</sup> Avenue  
Woodinville, WA 98072

RE: Road Approach Permit #6513  
Portland Avenue – Oceanside; Tillamook County Road #843  
T01S R11W Sec. 25AA, Tax Lot #10200

Dear Dave & Ami:

Tillamook County Engineering staff review of your Road Approach Permit Application and a field site evaluation is complete with the following conclusion.

This permit is issued to authorize the construction of one new road approach to access the tax lot as identified on the above noted Tillamook County Assessor's map, a copy of which is marked up and included as part of this permit. The road approach approved under this permit is a preliminary to any permanent construction or installation which will be required to be reviewed and appropriate land use and development permits issued by the Tillamook County Department of Community Development.

No portion of the right of way of Portland Avenue is to be used for over night or weekend storage of materials, equipment or extended daytime staging. Any material staged is required to be processed onto the subject parcel in a timely manor subject to condition #2 below.

The approach is to be paved with asphalt for the portion that is within the public right of way.

By this reference, your signed application and proposed road approach plan are incorporated into this permit.

Road Approach permit #6513 is **Approved with the following conditions:**

- 1. A Non-Utility Permit Application must be submitted to Tillamook County Public Works for the retaining wall components and be approved by said agency in writing.**
- 2. An Encroachment License Petition must submitted to County Board of Commissioners for the for this nonstandard use of public right of way and be approved by said board in writing.**
3. With the issuance of this Road Approach Permit it is the sole responsibility of the applicant to verify and comply with all local, state, and federal land use regulations and related permit requirements. The issuing of this Road Approach Permit in no way relieves the applicant from applicable land use laws or regulations that may pertain to the lands accessed by the construction of the herein approved road approach.
4. Blocking any road under Tillamook County Jurisdiction for more than 30 minutes is considered a road closure that must be authorized by the Public Works Department preceded by appropriate residential and emergency service notification. As the permit holder you are required to receive prior authorization from public works for any road closure.

5. A pre-construction site meeting is required to be scheduled between myself and the contractor to finalize driveway grade and alignment.
6. Road Approach construction materials and geometry are defined on the attached specification sheet and should be followed carefully. Storm water control as depicted on the submitted site plan is approved by the public works department for construction.
7. FINISHED grade of the approach from the existing edge of the County Road to the Right of Way line is to be -2%.
8. No concrete work or landscaping is allowed in the county right of way without prior approval.

**IT IS THE RESPONSIBILITY OF THE PERMIT HOLDER TO ARRANGE FOR ANY NECESSARY UTILITY LOCATES PRIOR TO EXCAVATION.**

***ATTENTION: 2007 Oregon Revised Statutes Chapter 757, requires you to follow rules adopted by the Oregon Utility Notification Center (OUNC). Those rules are set forth in Oregon Administration Rules Chapter 952, Division 1. You may obtain copies of the rules by calling 811 or logging on to the O.U.N.C. website at <http://www.digsafelyoregon.com/>***

**Before commercial use of the road approach, all improvements of the road approach shall be completed, except paving.** [As stated in Ordinance #44 on page 6 &7, Section V-E.]

**Applicant or their contractor** shall contact this office with a 48-hour advance notice for inspections as required prior to accessing the structure.

- A. Phase I inspection is for sub-grade prior to rock base and verification of the sight distance.
- B. Phase II inspection of completed rock base and approach grade.
- C. Final Completion of all requirements by 18 months from date of issue.

**No structures, fencing, concrete, masonry, brickwork, landscaping, nor roadside hazards are permitted within the road right-of-way.** All mailboxes must meet approved "break-a-way" standards for impact by vehicles.

If you have any questions, please feel free to contact or leave a message for Tillamook County Public Works at the above number between the hours of 8:00 a.m. and 4:30 p.m. Monday thru Thursday.

Sincerely,



Jasper J. Lind  
Engineering Technician

Cc: Sheila Shoemaker, Department of Community Development, by email  
Sarah Absher, Department of Community Development, by email

**Residential Road Approach Permit #6513**

The road approach covered by this permit shall be built in accordance with Tillamook County Ordinance #44 & constructed with the following dimensions and specifications

Public Road Portland Avenue  
 Road Number 843  
 Paved  Rocked   
 Mile Post n/a Eng. Station n/a  
 Side of Road West  
 Ditch Flow: Ahead  N/A Back  N/A

Applicant Dave & Ami Gass  
 Contractor OWNER'S CHOICE  
 T = 1S R = 11W  
 Section = 25  
 Tax Lot = 7000

**Ordinance #44 Plan View Dimensions**

W = <25' R1 = 15'  
 A ° = 90° Dd = N/A  
 Drw = ± 15' R2 = 15'

Public Right of Way Width = 20'

Posted Traffic Speed B.R. MPH  
 Intersection Distance 500' South  
 Required Sight Distance N/A FEET  
 Observed Sight Distances

Right N/A Left N/A

Culvert Exst'g / Req'd YES

Culvert: N/A Concrete  
N/A Corrugated Galvanized Metal  
N/A Corrugated HDPE Dual Wall  
 Length N/A Diameter N/A

PHASE INSPECTION (subgrade)  
 Date \_\_\_\_\_ BY \_\_\_\_\_  
 FINAL INSPECTION (culvert & rock placement)  
 Date \_\_\_\_\_ BY \_\_\_\_\_  
 PAVING INSPECTION (if required)  
 Date \_\_\_\_\_ BY \_\_\_\_\_

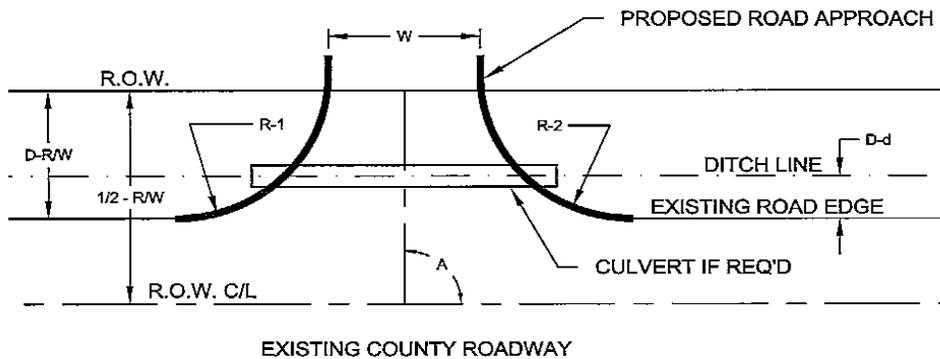
Base Fabric Required N (Y / N)  
 ROCK BASE: Size & Type 3" - 0"  
 Compacted Depth 9"  
 FINISH ROCK: Size & Type 3/4"-0"  
 Compacted Depth 3"

**ASPHALT CEMENT PAVEMENT**

Compacted Depth N/A  
 Number of Lifts N/A

NOTE: All placed aggregates are to be free of bio-mass and compacted to 95% Dry Density

ROAD APPROACH PLAN VIEW



Application Permit No. 6513

Road No. 843

Received 5-17-22  
check # 314  
\$583.00  
RH

**ROAD APPROACH APPLICATION AND CONSTRUCTION PERMIT**

NOTICE

Applicant must be the person, representative of the firm or corporation having the legal ownership of the property to apply for a Road Approach Permit. Such legal right is vested only in the owner of the property abutting the highway or the holder of an easement or similar right to construct and use an approach road upon the abutting property.

PROPOSED USE: SINGLE FAMILY RESIDENCE  COMMERCIAL

TOWNSHIP 015 RANGE 11W WEST, W.M. SECTION 25 TAX LOT NO. 10200 & 10201

Dave & Ami Gass

(NAME OF APPLICANT/PROPERTY OWNER)

16518 134<sup>th</sup> AVE. NE Woodinville, WA 98072

(MAILING ADDRESS AND PHONE NUMBER)

dave.gass@pcg.com

PHONE # 503-209-7514

(EMAIL ADDRESS)

Portland Ave.

(NAME OF STREET OR ROAD TO BE ACCESSED)

**NO CONSTRUCTION SHALL BE ALLOWED ON THE APPROACH ROAD UNTIL THIS APPLICATION HAS BEEN ISSUED BY THE DEPARTMENT OF PUBLIC WORKS.**

This application is made pursuant to O.R.S. Chapter 374 and Tillamook County Ordinance #44 (see Ordinance #44 for detailed information).

The **APPLICANT SHALL PROVIDE A MAP** accompanying this application showing the following information:

- The road right-of-way lines;
- The location of the traveled road in the road right-of-way;
- All existing and proposed road approaches;
- All existing and proposed structures;
- The existing and proposed drainage ditching and culverts;
- The distance from the center of the road approach to the nearest property corner.

**THE PROPOSED APPROACH ROAD LOCATION MUST BE STAKED AND FLAGGED ON THE SITE.** A \$583.00 fee will be required at the time of application. **DOUBLE FEES SHALL BE ASSESSED FOR ANY APPLICATION RECEIVED AFTER CONSTRUCTION HAS ALREADY STARTED.** If additional trips are required because the site is not staked or flagged an additional fee of \$25.00 for each trip can be assessed.

**PRIOR TO ISSUING THE PERMIT THE PUBLIC WORKS DEPARTMENT OF THE COUNTY WILL INSPECT THE SITE for proper drainage, traffic hazards and general acceptability.**

REVISED 01/2017

ARCHITECT - DESIGN@OLSONGROUPARCHITECTS.COM

